

## **Grant Lindsey Abdee & Jane Ann Louise Abdee**

### **Private property:**

153B Rawhiti Rd  
Pukerua Bay 5026

### **Leased land:**

Licence to Occupy KiwiRail Land adjacent to 153B Rawhiti Rd, Pukerua Bay  
Main Trunk Line

28 October 2021

## **Porirua City Council Proposed District Plan**

### **Hearing Stream 2, 10.15am, 5 November 2021**

Further to our Submission of 20 November 2020

### **3.15 Fire risk and management**

Reading through Part B - Natural Environment Strategic Objectives, and further considering our close proximity to the rail corridor and Ara Harakeke Pathway, has made us more aware of the potential fire risk to the protection of our private property and SNA027.

The addition of a new ECO-P13 to provide for the replacement of high-flammability vegetation with low-flammability vegetation near to residential units is insufficient for our circumstances, environment and neighbourhood.

Several years ago, Fire and Emergency NZ (FENZ) had to access our property to carry out an emergency fire safety inspection. Firefighters gained access by walking through a neighbour's property. They advised me they would find it difficult to fight a vegetation fire from ground level.

Our house is surrounded by vegetation, with little separating us and neighbouring properties.

FENZ's guidance is particularly pertinent and should be upheld: firebreaks are helpful for risk reduction and vegetation protection.

Our mowed grass provides access for public/private storm water machinery and maintenance, but is not wide enough to be a firebreak.

A helicopter with a water bucket or water tank may be the only way to put a vegetation fire out.

Furthermore, our nearest water hydrants are on Rawhiti Road. They are accessed via our shared Right of Way or neighbours' property and are a considerable distance away.

Would Council please consider installing a water hydrant or hydrants on, or near, SNA027.

### **3.15.2 Assessment, 167 and 168**

I do not support Option 1.  
Option 2 is more practical.

### **3.26 Rules**

#### **3.26.1 Rule ECO-R1 - Removal of indigenous vegetation within a SNA**

I think that properties that are more than one third covered in indigenous vegetation should be exempt from controls, restrictions and resource applications, providing this coverage is maintained.

Restrictions and costs are being imposed on owners of land identified as part of a 'green belt', and yet there is no cost relief for owners.

Which is more important: The designated SNA land the Council wishes to control under the PPDP, or vegetation the Council wishes to protect?

What's more, individual trees outside the 'green belt' are not protected and there are no costs/restrictions to their owners.

Stand-alone significant trees are not included in this Proposed Plan.

Further consideration and consultation is required.

#### **3.28.6 Amendments sought to SNA boundaries as they relate to particular sites**

##### **3.28.6.1 Matters raised by submitters**

Most of SNA027 belongs to Transit/NZ Transport Agency and KiwiRail. Big businesses.

To state the obvious, Jane and I are not big businesses, we are ratepayers. So why merge their SNA with our garden? This seems unfair and unjust.

I contacted a member of KiwiRail Property and, at the time, they were unaware of your proposed PPDP and the SNA027.

NB: KiwiRail have a safety exclusion zone beside the railway tracks and this has not been deducted from the Proposed Plan.

When Ara Harakeke Pathway was being planned and constructed, Jane and I surrendered a piece of our KiwiRail leased land for the project, for the benefit of the community.

Later I regretted doing this. Construction challenges and contractor problems greatly impacted on us. Some of our private land was bulldozed in error, and some of our soil structure and trees were damaged. The northern end of our property was left a mess.

After the Pathway was completed, we watered Council's trees and replanted our damaged land. Some of these replacement trees were noted by Wildlands when they visited us.

More recently we are having to deal with increasing amounts of storm water, particularly within the flood plain, and we have invested a lot of money in private drainage. Water run-off from our neighbours is increasing and their soak pits, if they have one, seem inadequate. Unfortunately, Council appears to be doing little or nothing about this.

To conclude, once again I would like to ask something of Council...

In view of our 20+ years of actively caring for our private property, and now caring for our KiwiRail leased land, and as a ratepayer, would you please amend SNA027 to exclude our private property.

Yours sincerely

Grant Lindsey Abdee